

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1363**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Nelson House**
6. Current building name: **Wilkerson House**
7. Building address: **404 Baker Street**
8. Owner name: **Hal and Sandra Wilkerson**
Owner address: **310 Dakota Trail**
Tulia, TX 79088

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

10. UTM reference
Zone **13**
Easting: **492028**
Northing: **4445974**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N¹/₂ 6** Block: **46**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
____ Determined Eligible - National Register
____ Determined Not Eligible - National Register
____ Determined Eligible - State Register
____ Determined Not Eligible - State Register
____ Needs Data
____ Contributes to eligible National Register District
____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **608 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingle
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Decorative Shingles

22. Architectural style /
building type:

No Style / Wood Frame
Front Gabled Dwelling

21. General Architectural Description

Located on the east side of Baker Street two lots north of 4th Avenue, the small rectangular wood frame cottage on this property rests on a stone foundation, is 1½-stories in height, and measures approximately 22' by 26'. The exterior walls are finished with horizontal wood siding, with multi-chrome fishscale shingle siding ornamenting the gable end on the facade. The clipped gable roof is covered with asphalt shingles, and finished along the perimeters with boxed eaves. Centered along the ridge line, at the peak of the roof, is a metal chimney. The home's north and south elevation windows are all 1/1 double-hung sash, with wood frames and surrounds, and with metal storm windows. The east elevation contains two 4-light windows. The west elevation (facade) has one 1/1 double-hung sash, one single-light fixed-pane window, and one small fixed-pane window in the attic. All of these windows on the facade have wood frames and surrounds. The rear of the house (east elevation) contains a wood-paneled door. Although the house's facade fronts onto Baker Street, the main entry door is found on the south elevation, at the southwest corner of the house. At this location is a projecting open wood frame porch, with a shed roof, concrete floor, and turned wood columns and pilasters. The main entry here includes a wood door and a metal storm door. Behind the house is an old wood frame garage at the alley.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Baker Street, in the block between 4th and 5th Avenues, near the east end of Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of single-family homes.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1905**
Actual

Source of information:

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum; Longmont city directories.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
August and Hattie Laib

Source of information:
"Town of Longmont, Colorado - Water Rent Collections."

29. Construction History (include description and dates of major additions, alterations, or demolitions)::

The house at 404 Baker Street was constructed circa 1905. Designed by an unknown architect, the small home is a simple vernacular cottage, typical of working-class housing of the period in terms of its size, materials and construction methods. Changes to the exterior have been limited to the construction of a small rear addition, between 1918 and 1930, along with the replacement of one 1/1 double-hung sash window on the facade with a fixed picture window in recent decades. Even with these changes, the house is in good condition, and exhibits an overall high degree of historic integrity. The garage at the rear alley was erected in 1965.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The house at 404 Baker Street appears to have been constructed for August and Hattie Laib, who already occupied the adjacent house to the south. The early history of this house, and the Laibs' involvement with the property, is somewhat unclear. However, it is known that the home was occupied by Olo and Irma Gregg, by 1918. The Greggs were area farmers. By 1923, the house had become the home of Victor and Augusta Nelson. Victor Nelson was born in Sweden in 1861, and came to Longmont in 1905. Augusta was born in Gottland, Sweden in 1870, and came to Denver in 1892, and then moved to Longmont in 1905. The Nelsons had four children, and it appears they may have met in Denver. In Longmont, Victor worked as a laborer and as a machinist. Following Victor's death in 1930, Augusta went to work at the Longmont Model Laundry, and continued to occupy the house at 404 Baker Street until her passing in 1950. Over the following decades, this property housed a series of owners and occupants, including Lyman Wilkes, Oscar and Irene Thompson, Fred and Mildred Schaaf, Carroll and Doris Robinson, and Don Gooding.

36. Sources of Information

"Augusta Nelson Dies Wednesday." *Longmont Times-Call*, August 24, 1950, p. 1.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permits for 404 Baker Street.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Stroke Fatal to V.H. Nelson." *Longmont Daily Times*, June 27, 1930, p. 1.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum. "Water Ledger City of Longmont, 1899-1904".

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1905-1953**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Based upon the history and architecture of this home, it appears that it would likely be a contributing element of a future historic district. Changes to the house over the decades do not appear to be significant enough to have seriously diminished the property's historical integrity, so that it would not qualify as a contributing element within a National Register-designated, or a City of Longmont-designated historic district. The property's combined levels of significance and integrity is probably not to the extent that it would qualify for individual local landmark designation by the City of Longmont. The property is also very unlikely to be eligible for individual listing in either the State or National Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

Changes to the exterior have been limited to the construction of a small rear addition, between 1918 and 1930, along with the replacement of one 1/1 double-hung sash window on the facade with a fixed picture window in recent decades. Even with these changes, the house is in good condition, and exhibits an overall high degree of historic integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, to include the entire neighborhood, this house would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-27**

Frame(s): **25, 36**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **January 21, 2003**

50. Recorders: **Ron Sladek**

51. Organization: **Tatanka Historical Associates**

52. Address: **P.O. Box 1909
Fort Collins, Colorado 80522**

53. Phone number: **970/229-9704**